

Town of Rockport
Rockport Planning Board
Notice of Decision

Applicant: 20 Central Street LLC

Site Location: 20 Central Street Rockport Maine, Map 029 Lot 293

Site Plan Review Application: A site plan review application to construct a 26-room hotel in the 913 Downtown District

The Planning Board reviewed the site plan review application at the following meetings: October 24, 2019; November 21, 2019; December 19, 2019; and February 27, 2020

Planning Board Decision: On February 27, 2020, the Rockport Planning Board unanimously voted to approve the Site Plan Review Application submitted by 20 Central Street LLC to construct a 26-room Hotel at 20 Central Street Rockport Maine, Map 029 Lot 293.

I. Findings of Fact:

A. Projection Description and Review Process.

On October 24, 2019, the Applicant submitted a Site Plan Application for a 35-room hotel to be located at 20 Central Street, Map 029, Lot 293, in Zoning District 913 ("the Application"). After receiving public comments about the project during Planning Board meetings on October 24, 2019, November 21, 2019, and December 19, 2019, the Applicants submitted a revised application on February 27, 2020 that reduced the number of hotel rooms from 35 to 26 and made changes to the exterior façade.

The Planning Board reviewed the revised Application on February 27, 2020 and reviewed each of the applicable Land Use Ordinance standards outlined below. The Planning Board made the following findings pertaining to the revised Application.

B. Referenced Plans and Documents

Application and attached materials and plans dated November 12, 2019.

Revised Application and attached materials and plans dated February 14, 2020

Minutes of Planning Board meetings held on October 24, 2019, November 21, 2019, December 19, 2019, and February 27, 2020

II. CONCLUSIONS.

Based on testimony and evidence in the record, the above stated facts and for the reasons that follow, the Board voted to conclude the following:

1. The Application was deemed complete and was reviewed by the Planning Board
2. The proposed hotel is a permitted use in the 913 Downtown District.
3. The Application conforms to all applicable dimensional requirements outlined in the tables at Section 918, and meets the standards of the 913 Downtown District, including the Special District Standards in Section 913.3, in the Rockport Land Use Ordinance.
4. The Application meets the following applicable sections of Chapter 800 General Performance Standards including: 801 Environmental Standards; 801.3 Water Quality; 801.4 Surface and Stormwater Drainage; 801.6 Nuisances; 801.7 Lighting; 803 Traffic Circulation, Access and Street Design Standards; and 810 Service Drops of the Rockport Land Use Ordinance.
5. The Application meets the standards of Chapter 1000 Performance Standards including: 1002 Area Landscape Regulations for the portion of the building along Central Street; 1003 Architectural Review Standards for the General, Roofs, Building Materials, Awnings and Canopies, and Linear Commercial Structures, and the Application is visually harmonious with respect to building design, materials, colors and neighboring structures.
6. The Application as revised meets the Site Plan Review requirements of Chapter 1300 of the Rockport Land Use Ordinance (A copy of the application is attached to these findings.) The application meets the site plan content requirements and the following Performance Standards in Section 1305: Preserve and Enhance the Landscape; Soils and Erosion Control; Vehicular Access; Parking and Circulation; Surface Water Drainage; Existing Utilities; Special Features of Development; Exterior Lighting; Emergency Vehicle Access; Municipal Services; Water Quality; Air Quality; and Water Supply.
7. Specifically regarding parking, 56 parking spaces are required, with 28 parking spaces allocated for the hotel and 28 parking spaces allocated for the restaurants. The Rockport Zoning Board of Appeals approved a waiver for the off-site parking spaces on January 22, 2020.

The Application meets the parking requirement by providing 56 spaces, with 21 parking spaces provided by onsite parking behind the proposed hotel and 35 off-site parking spaces served by valet service to be located at 310 Commercial Street Rockport Maine .

III. DECISION:

Based on the above findings of fact and conclusions of law, the Rockport Planning Board voted unanimously on February 27, 2020 to approve the Site Plan Application for a 26-room hotel to be located at 20 Central Street, Map 029 Lot 293 subject to the following conditions:

1. A sewer test must be conducted to test the existing sewer pump station's capacity to see if it can handle the additional demands of the hotel and restaurant.
2. Applicant shall be required to provide a minimum of 35 off-site parking spaces as approved by the ZBA on January 22nd, 2020, and the memorandum of the lease be recorded in the registry of

deeds. A system of valet and shuttle parking services shall remain in operation as long as the hotel is in operation.

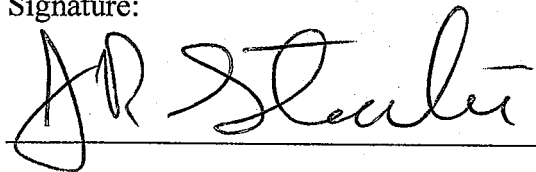
3. The applicant shall provide an easement to the Town for the sewer line that runs through the parking lot behind the proposed hotel.

4. Hotel and Restaurant employees are required to park off-street.

5. All service traffic, as reasonably practical, is to be diverted to Sandy's Way.

Signature:

Date:

 6/16/2020

Planning Board Chairperson

Joe Sternowski

